



Washington City Council

111 North 100 East

Washington City, UT 84780

Phone (435) 656-6300

Fax (435) 656-6370

www.washingtoncity.org

Agenda
Regular Meeting
January 28, 2015

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Meeting on Wednesday, January 28, 2015, at 6:00 P.M. in the Council Chambers of the Washington City Offices, located 111 North 100 East, Washington, Utah.

Invocation
Pledge of Allegiance

1. APPROVAL OF THE AGENDA
2. ANNOUNCEMENTS
3. DECLARATION OF ABSTENTIONS & CONFLICTS
4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 1/13/15 and 1/14/15.

ALCOHOL LICENSES:

- A. Consideration to approve the renewal of the following Off-Premise Licenses for:
First Stop
 - B. Consideration to approve the renewal of the following On-Premise Licenses for:
St. Helens of Washington
 - C. Consideration to grant Local Consent to the Green Spring Golf Course for an On
Premise Beer - Recreational License
5. PRELIMINARY PLAT
 - A. Consideration to approve a Preliminary Plat for the Nichols Peak Subdivision Phase 4, the property is located east of Kay's Circle, or approximately 2100 S. 600 East.
Applicant: Judd Palmer

6. FINAL PLAT

A. Consideration to approve the Final Plat for The Meadows at Stucki Farms, Phase 4, located at approximately 4700 South (Marlberry Way) and Washington Fields Road. Applicant: Karl Larson

B. Consideration to approve the Final Plat for The Meadows at Stucki Farms, Phase 5, located at approximately 4800 S. Cattail Way. Applicant: Karl Larson

7. PUBLIC HEARINGS AND RELATED ORDINANCES

A. Public Hearing for consideration of Amending the Washington City Code, by amending portions of Title 9 Zoning Regulations, Chapter 12 Overlay Zones, Section E Vacation/Short Term Rental Overlay Zone . Applicant: Washington City

B. Consideration to approve an Ordinance Amending Washington City Code 9-12,E Vacation/Short Term Rental Overlay Zone.

C. Public Hearing for consideration of Amending the Washington City Code, by amending portions of Title 9 Zoning Regulations, Chapter 14 Supplementary and Qualifying Regulations, Section 25 Vacation/Short Term Rental Regulations . Applicant: Washington City

D. Consideration to approve an Ordinance Amending Washington City Code, 9-14-25 Vacation/Short Term Rental Regulations

8. SPECIAL EVENTS

A. Consideration to approve a Special Event for the Dogtown Half Marathon, 9K/5K and Kids Run, on February 21, 2015. Washington City Event Coordinator Dustin Halterman

B. Consideration to approve a Special Event for the Southern Utah Half Marathon, on April 25, 2015. Applicant: Steven Hooper, Red Mt. Running LLC

9. POWER

A. Discussion and review of historical information relating to power impact fees and financial data. Power Director Kelly Carlson

10. Washington County Solid Waste District

A. Discussion regarding a proposal for a curbside recycling program in Washington County. Councilman Thad Seegmiller

11. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

12. CITY MANAGER REPORT

13. ADJOURNMENT

POSTED this 23 day of January 2015

Danice B. Bulloch, CMC

City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Request for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: January 28, 2015

ACTION REQUESTED: Preliminary plat approval for the Nichols Peak Subdivision, Phase 4, located at approximately 2100 South 600 East.

APPLICANT: Judd Palmer

OWNER: R&K Staheli Farms

ENGINEER: Bush and Gudgeon Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Nichols Peak Subdivision, Phase 4, located at approximately 2100 South 600 East. The applicant is wishing to develop 11 lots on an area covering 4.52 acres. The location of this particular project is zoned Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10). The surrounding zoning is R-1-12 to the north and west, R-1-10 to the east, Agricultural to the south.

The proposed subdivision conforms to the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined. The Planning Commission reviewed this request at their January 7, 2015 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Preliminary plat for the Nichols Peak Subdivision, Phase 4, to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. The preliminary plat conforms to the Zoning and Subdivision Ordinances as conditioned.

Conditions

1. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. Post Construction Maintenance Agreement will need to be recorded prior to Final Plat recordation.
12. Rock Fall Hazard assessment recommendation from Geotechnical report shall be completed prior to final plat approval.

WEST 1/4 CORNER SEC. 26
T42S, R15W, SLB&M

N 89°02'31" W 4128.60'
BASIS OF NG N 89°02'31" W 5296.70'

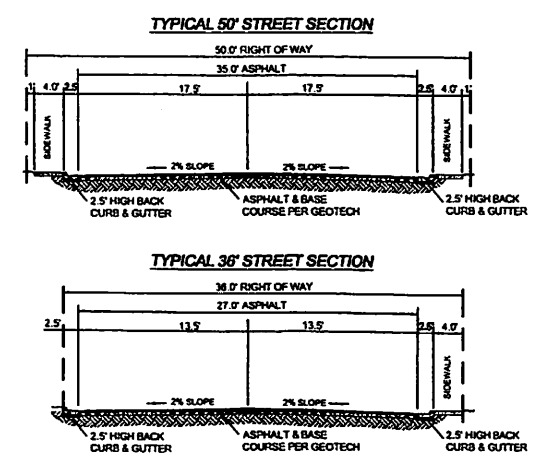
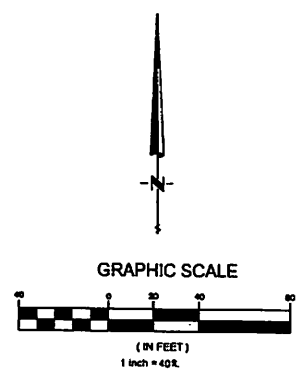
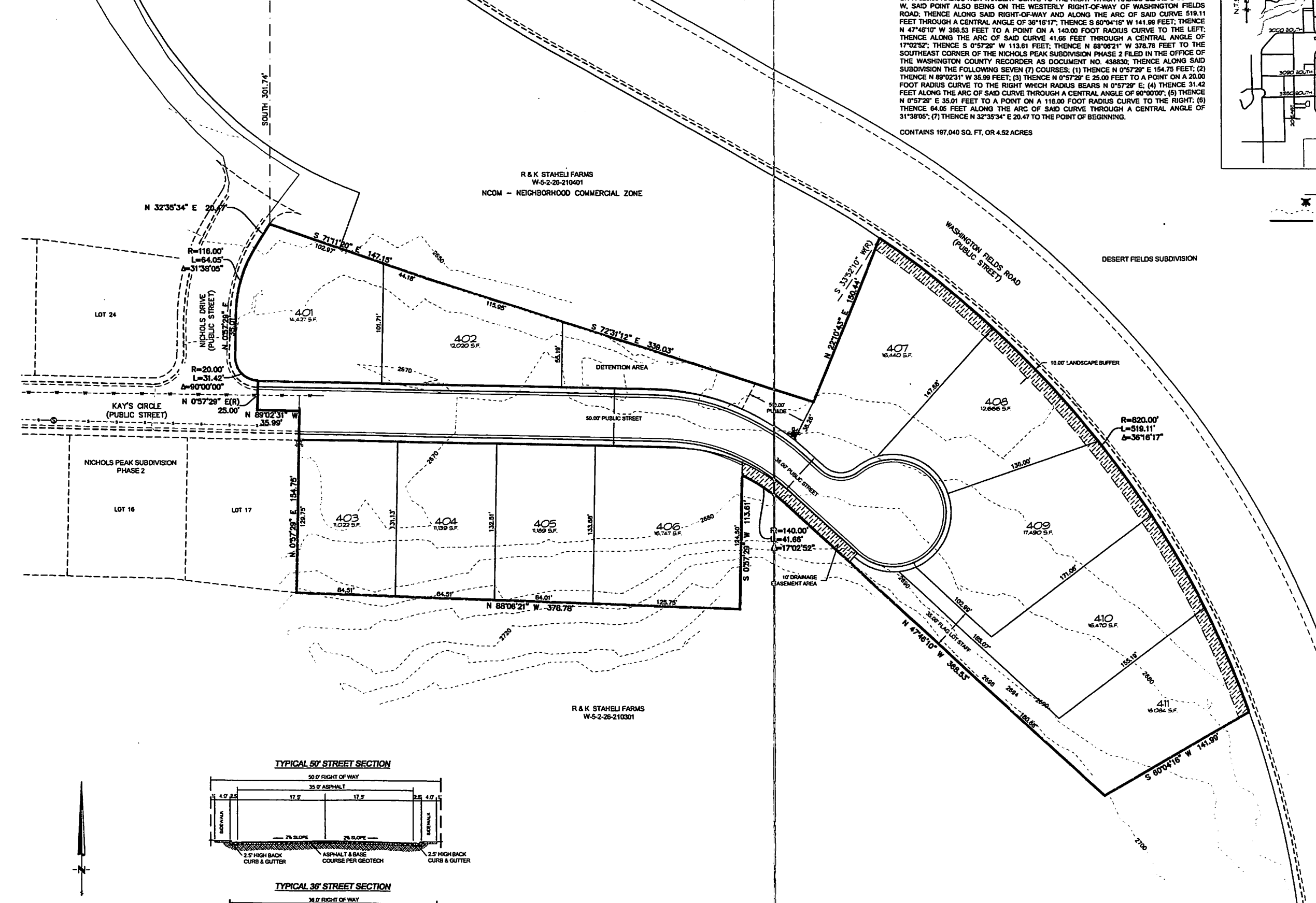
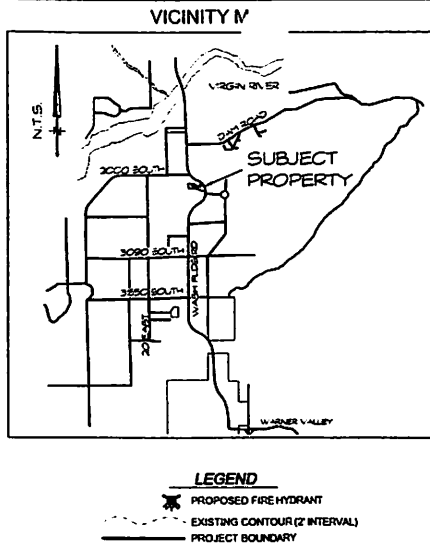
N 89°02'31" W 1168.10'

EAST 1/4 CORNER SEC. 26
T42S, R15W, SLB&M

BOUND DESCRIPTION

BEGINNING AT A POINT N 89°02'31" W 1168.10' FEET ALONG THE CENTER SECTION LINE AND SOUTH 301.74' FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE S 71°11'20" E 147.15' FEET; THENCE S 72°31'12" E 338.03' FEET; THENCE N 22°10'43" E 150.44' FEET TO A POINT ON A 820.00' RADIUS NON-TANGENT CURVE TO THE RIGHT WHICH BEARS S 33°52'10" W, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF WASHINGTON FIELDS ROAD; THENCE ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE 519.11' FEET THROUGH A CENTRAL ANGLE OF 36°16'17"; THENCE S 60°04'16" W 141.99' FEET; THENCE N 47°46'10" W 358.53' FEET TO A POINT ON A 140.00' FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 41.68' FEET THROUGH A CENTRAL ANGLE OF 17°02'52"; THENCE S 0°57'29" W 113.61' FEET; THENCE N 88°08'21" W 378.78' FEET TO THE SOUTHEAST CORNER OF THE NICHOLS PEAK SUBDIVISION PHASE 2 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 438830; THENCE ALONG SAID SUBDIVISION THE FOLLOWING SEVEN (7) COURSES: (1) THENCE N 0°57'29" E 154.75' FEET; (2) THENCE N 89°02'31" W 35.99' FEET; (3) THENCE N 0°57'29" E 25.00' FEET TO A POINT ON A 20.00' FOOT RADIUS CURVE TO THE RIGHT WHICH BEARS N 0°57'29" E; (4) THENCE 31.42' FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; (5) THENCE N 0°57'29" E 35.01' FEET TO A POINT ON A 116.00' FOOT RADIUS CURVE TO THE RIGHT; (6) THENCE 64.05' FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°38'05"; (7) THENCE N 32°35'34" E 20.47' TO THE POINT OF BEGINNING.

CONTAINS 187,040 SQ. FT. OR 4.52 ACRES



PROJECT INFO

TOTAL AREA: 4.52 ACRES

UNITS: 11 LOTS

ZONING: R-1-10

PUBLIC STREETS

OWNER CONTACT

JUDD PALMER

4102 S. 1440 E. CIR

ST. GEORGE, UT 84790

435-656-1133

PRELIMINARY PLAT

NICHOLS PEAK SUBDIVISION PHASE 4

LOCATED IN

SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

RECEIVED

DEC 1 2014

Washington City

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

PRELIMINARY PLAT

NICHOLS PEAK SUBDIVISION PHASE 4

LOCATED IN WASHINGTON, UT

DATE: 11/25/14
DRAWN: DBS
APPROVED:
SCALE: 1" = 40'
JOB NO. 141127

1 of 1 SHEETS

FILE: 1411270PT

**WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW**

HEARING DATE: January 28, 2015

ACTION REQUESTED: Final Plat approval for The Meadows at Stucki Farms, Phase 4 subdivision, located at approximately 4700 South (Marlberry Way) and Washington Fields Road.

APPLICANT: Karl Larson

OWNER: South Landing Development, LLC

ENGINEER: Bush and Gudgell Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a final plat for The Meadows at Stucki Farms, Phase 4 subdivision, located at approximately 4700 South (Marlberry Way) and Washington Fields Road. This particular subdivision is proposing 14 lots on an area covering 4.598 acres. The specific location of this subdivision is zoned Planned Community Development (PCD). The Amended Preliminary Plat was approved back on January 14, 2015.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat.

The Planning Commission reviewed this request at their January 28, 2015 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Final plat for The Meadows at Stucki Farms, Phase 4 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

3. The proposed final plat conforms to the approved amended preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.

2. A current title report policy shall be submitted prior to recording the final plat.

3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.

4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

6. Note 9 of the General Notes shall be removed before the recording of the final plat. Is not a valid statement.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 79°07'40" W	21.33'
L2	S 68°54'30" E	27.45'
L3	N 11°31'00" E	21.33'
L4	S 56°11'40" W	20.32'
L5	S 56°11'40" W	20.32'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	78.03'	3333.00'	120°30'	38.02'
C2	31.11'	20.00'	89°08'00"	19.70'
C3	29.30'	20.00'	83°58'30"	17.98'
C4	85.61'	225.00'	21°48'00"	43.33'
C5	24.42'	225.00'	61°3'00"	12.22'
C6	74.72'	175.00'	24°27'50"	37.94'
C7	34.78'	20.00'	90°37'40"	23.68'
C8	31.71'	20.00'	90°50'20"	20.30'
C9	78.34'	3333.00'	121°50'	39.67'
C10	90.08'	3333.00'	132°50'	45.03'
C11	90.18'	3333.00'	133°00'	45.09'
C12	36.86'	25.00'	88°03'10"	24.59'
C13	38.86'	25.00'	89°03'10"	24.59'
C14	67.33'	3303.00'	117°00'	33.67'
C15	248.54'	3303.00'	419°40'	124.83'

LEGEND

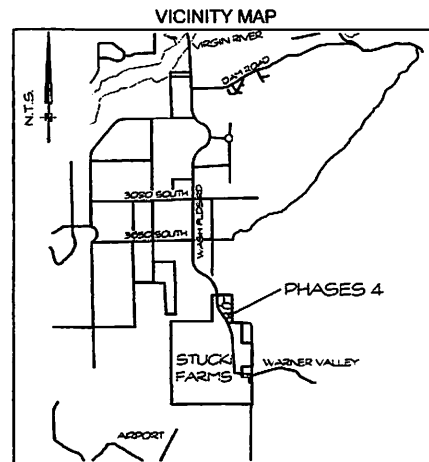
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS I, RING & LID).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.



OPEN SPACE/Common Area

GENERAL NOTES

- THIS IS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED. ALL COMMON AREAS AND OPEN SPACE ARE CONSIDERED ACCESSIBLE FOR PUBLIC UTILITIES.
- COMMON AREAS AND OPEN SPACES LOCATED WITHIN "THE MEADOWS AT STUCKI FARMS" OVERALL DEVELOPMENT ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION, SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT. WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE NOT MAINTAINED.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOORS AND EXTERIOR PLATWORK, ARE COMPILED IN A REPORT DATED MARCH 20, 2007. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY, OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN SIGHT DISTANCE REQUIREMENTS.
- ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED "AIRPORT INFLUENCE AREA" OF THE ST. GEORGE REPLACEMENT AIRPORT AND MAY BE SUBJECT TO AIRCRAFT OVER FLIGHT, NOISE AND POSSIBLE IMPINGEMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FAA FORM-7460, NOTICE OF PROPOSED CONSTRUCTION AND/OR OTHER DOCUMENTATION. SPECIFIC HEIGHT RESTRICTIONS MAY APPLY DEPENDING ON LOCATION. NO DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE AIRPORT NAVIGATIONAL AIDS OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE "AIRPORT INFLUENCE AREA" AND CONSTRUCTION WITHIN THE "AIRPORT INFLUENCE AREA" WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS AND MAY INCLUDE THE GRANTING OF AN AVIATION EASEMENT AND/OR SIMILAR DOCUMENTS. WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSED BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN THE SUBDIVISION WAIVE ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF THE AIRPORT. THIS WAIVER AND DISCLAIMER CONSTITUTES AND IS RECOGNIZED BY ALL CURRENT AND FUTURE OWNERS AND TENANTS OF PROPERTY WITHIN THIS SUBDIVISION AS NOTICE AND ACCEPTANCE OF THIS WAIVER AND DISCLAIMER AND ALL ITS PROVISIONS. ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AGREE TO INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY FOR ANY CLAIMS, INCLUDING ALL ATTORNEY FEES RELATED THERETO, BROUGHT BY ANY PARTY WHO SUFFERS DAMAGE OR INJURY, WHETHER TO PERSON OR PROPERTY, ARISING FROM, CAUSED BY OR DUE TO OPERATION OF THE AIRPORT. THIS DISCLAIMER AND WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.
- THE EARTHEN BERM ALONG THE REAR OF LOTS 31, 32 AND 38-40 HAS BEEN PLACED AS FLOOD CONTROL PROTECTION AND SHALL NOT BE REMOVED BY THE DEVELOPER OR SUBSEQUENT OWNERS OF THESE LOTS.
- SUBJECT TO A DEVELOPMENT AGREEMENT FOR STUCKI FARMS, EXECUTED BY SOUTH LANDING DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY, IN FAVOR OF WASHINGTON CITY, A MUNICIPAL CORPORATION, RECORDED JULY 5, 2013, AS DOC. NO. 20120024367, OFFICIAL WASHINGTON COUNTY RECORDS.
- THE WASHINGTON CITY STORM WATER IMPACT FEE SHALL BE PAID WHEN THE BUILDING PERMIT IS ISSUED BY THE CITY. THE OWNER OF THE LOT AT THAT TIME WILL BE THE RESPONSIBLE PARTY FOR PAYING THE STORM DRAIN IMPACT FEE.



SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 6362432, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

THE MEADOWS AT STUCKI FARMS PHASE 4

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, COMMON AREA AND PUBLIC STREETS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 88°50'54" E 1320.065 FEET ALONG THE SOUTH SECTION LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND N 105°33' E 284.68 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1, AND RUNNING THENCE N 88°54'27" W 27.45 FEET; THENCE S 57°03'41" W 227.33 FEET; THENCE N 32°56'19" W 11.94 FEET; THENCE S 57°03'41" W 140.24 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF WASHINGTON FIELDS ROAD, POINT ALSO BEING ON A 3303.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 61°28'11" W; THENCE ALONG SAID RIGHT OF WAY AND ARC OF SAID CURVE 426.05 FEET THROUGH A CENTRAL ANGLE OF 72°3'26" TO THE SOUTHWEST CORNER OF THE MEADOWS AT STUCKI FARMS PHASE 3, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES, (1) N 54°04'45" E 135.13 FEET; (2) THENCE S 32°56'19" E 12.94 FEET; (3) THENCE N 57°03'41" E 150.00 FEET; (4) THENCE N 68°27'37" E 41.90 FEET; (5) THENCE S 88°50'46" E 294.48 FEET TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 421103, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE S 105°33' W 330.34 FEET ALONG SAID PARCEL TO THE POINT OF BEGINNING.

CONTAINS 200,282 SQ FT OR 4.588 ACRES MORE OR LESS



DATE
BUSH AND GUDGELL, INC.

ROBERT R. HERMANDSON
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREA AND PUBLIC STREETS TO HEREAFTER BE KNOWN AS:

THE MEADOWS AT STUCKI FARMS PHASE 4

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____, 20____. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

SOUTH LANDING DEVELOPMENT, LLC
(A WYOMING LIMITED LIABILITY COMPANY)

(MANAGER/MEMBER)

DATE

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

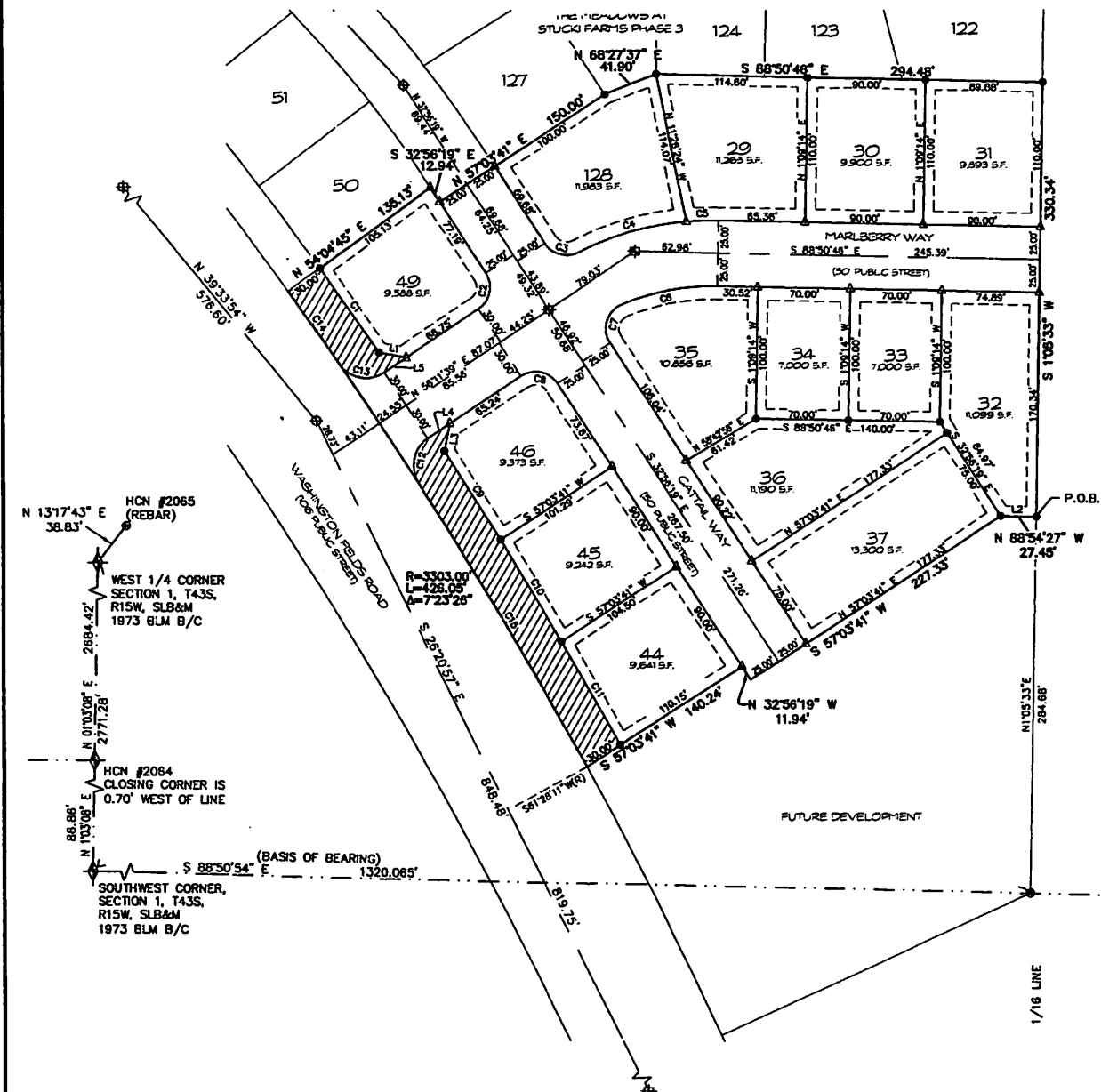
ON THE _____ DAY OF _____ A.D. 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KARL S. LARSON, WHO BEING BY ME DULY SWORN, DO SAY THAT HE IS THE MANAGING MEMBER OF THE SOUTH LANDING DEVELOPMENT, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SOUTH LANDING DEVELOPMENT, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THE MEADOWS AT STUCKI FARMS PHASE 4

Section 1, Township 43 South, Range 15 West, SLS E 1
Washington City, Utah - Washington County



BROOKER PROPERTIES, L.L.C.

SOUTH 1/4 CORNER,
SECTION 1, T43S,
R15W, SLB&M
1978 BLM B/C

SOUTHEAST CORNER,
SECTION 1, T43S,
R15W, SLB&M
HCN #2098

PUBLIC WORKS APPROVAL

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 2015.

WASHINGTON CITY PUBLIC WORKS

APPROVAL OF PLANNING COMMISSION

ON THIS _____ DAY OF _____ A.D. 2015, THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.

WASHINGTON CITY PLANNING COMMISSION CHAIRMAN

ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 2015.

WASHINGTON CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 2015.

WASHINGTON CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY

WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 2015 HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER

WASHINGTON CITY MAYOR

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 2015 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

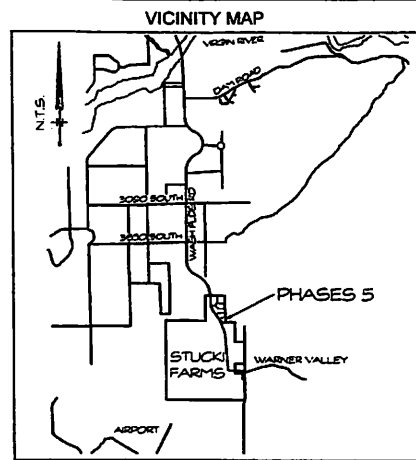
RECORDED NUMBER

WASHINGTON COUNTY RECORDER

THE MEADOWS AT STUCKI FARMS
PHASE 4
LOCATED IN SECTION 1, T43S, R15W, SLB&M

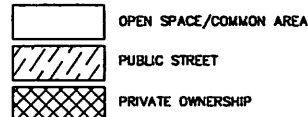
SHEET
1
OF SHEETS
1

FILE:121219FP4



LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS I, RING & LID).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS II, REBAR & ALUM. CAP).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.



GENERAL NOTES

- THERE IS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED. ALL COMMON AREAS AND OPEN SPACE ARE CONSIDERED ACCESSIBLE FOR PUBLIC UTILITIES.
- COMMON AREAS AND OPEN SPACES LOCATED WITHIN "THE MEADOWS AT STUCKI FARMS" OVERALL DEVELOPMENT ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION, SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT. WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE NOT MAINTAINED.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED MARCH 20, 2007. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN SIGHT DISTANCE REQUIREMENTS.
- ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED "AIRPORT INFLUENCE AREA" OF THE ST. GEORGE REPLACEMENT AIRPORT AND MAY BE SUBJECT TO AIRCRAFT OVER FLIGHT, NOISE AND POSSIBLE IMPINGEMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FAA FORM-7460, NOTICE OF PROPOSED CONSTRUCTION AND/OR OTHER DOCUMENTATION. SPECIFIC HEIGHT RESTRICTIONS MAY APPLY DEPENDING ON LOCATION. NO DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE AIRPORT NAVIGATIONAL AIDS OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE "AIRPORT INFLUENCE AREA" AND CONSTRUCTION WITHIN THE "AIRPORT INFLUENCE AREA" WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS AND MAY INCLUDE THE GRANTING OF AN AVIATION EASEMENT AND/OR SIMILAR DOCUMENTS. WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSED BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT, OWNERS AND TENANTS WITHIN THE SUBDIVISION WAIVE ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF THE AIRPORT. THIS WAIVER AND DISCLAIMER CONSTITUTES AND IS RECOGNIZED BY ALL CURRENT AND FUTURE OWNERS AND TENANTS OF PROPERTY WITHIN THIS SUBDIVISION AS NOTICE AND ACCEPTANCE OF THIS WAIVER AND DISCLAIMER AND ALL ITS PROVISIONS. ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AGREE TO INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY FOR ANY CLAIMS, INCLUDING ALL ATTORNEY FEES RELATED THERETO, BROUGHT BY ANY PARTY WHO SUFFERS DAMAGE OR INJURY, WHETHER TO PERSON OR PROPERTY, ARISING FROM, CAUSED BY OR DUE TO OPERATION OF THE AIRPORT. THIS DISCLAIMER AND WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.
- SUBJECT TO A DEVELOPMENT AGREEMENT FOR STUCKI FARMS, EXECUTED BY SOUTH LANDING DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY, IN FAVOR OF WASHINGTON CITY, A MUNICIPAL CORPORATION, RECORDED JULY 5, 2013, AS DOC. NO. 20120024387, OFFICIAL WASHINGTON COUNTY RECORDS.
- THE WASHINGTON CITY STORM WATER IMPACT FEE SHALL BE PAID WHEN THE BUILDING PERMIT IS ISSUED BY THE CITY. THE OWNER OF THE LOT AT THAT TIME WILL BE THE RESPONSIBLE PARTY FOR PAYING THE STORM DRAIN IMPACT FEE.

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANSON, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 6362432, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

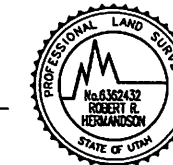
THE MEADOWS AT STUCKI FARMS PHASE 5

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, COMMON AREA AND PUBLIC STREETS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 88°50'54" E 1320.065 FEET ALONG THE SOUTH SECTION LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN FROM THE SOUTHWEST CORNER OF SAID SECTION 1, AND RUNNING THENCE S 65°24'31" W 258.96 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF WASHINGTON FIELDS ROAD, POINT ALSO BEING ON A 3303.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 65°24'31" W, THENCE ALONG SAID RIGHT OF WAY AND ARC OF SAID CURVE 227.08 FEET THROUGH A CENTRAL ANGLE OF 3°56'21"; THENCE N 57°03'41" E 140.24 FEET; THENCE S 32°56'19" E 11.94 FEET; THENCE N 57°03'41" E 227.33 FEET; THENCE S 88°54'27" E 27.45 FEET TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 421103, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE S 1°05'33" W 284.68 FEET ALONG SAID PARCEL TO THE POINT OF BEGINNING.

CONTAINS 79,470 SQ FT OR 1.824 ACRES MORE OR LESS



DATE
BUSH AND GUDGELL, INC.

ROBERT R. HERMANSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREA AND PUBLIC STREETS TO HEREAFTER BE KNOWN AS:

THE MEADOWS AT STUCKI FARMS PHASE 5

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____, 20____.

SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

SOUTH LANDING DEVELOPMENT, LLC (A WYOMING LIMITED LIABILITY COMPANY)

(MANAGER/MEMBER)

DATE

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

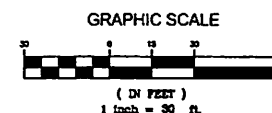
ON THE _____ DAY OF _____ A.D. 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KASL S. LARSON, WHO BEING BY ME DULY SWORN, DO SAY THAT HE IS THE MANAGING MEMBER OF THE SOUTH LANDING DEVELOPMENT, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SOUTH LANDING DEVELOPMENT, LLC, AND HE DO DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

SOUTH 1/4 CORNER,
SECTION 1, T43S,
R15W, SLB&M
1973 BLM B/C

SOUTHEAST CORNER,
SECTION 1, T43S,
R15W, SLB&M
HCN #2095



THE MEADOWS AT STUCKI FARMS PHASE 5

Section 1, Township 43 South, Range 15 West, S.B. E. 1
Washington City, Utah - Washington County

PUBLIC WORKS APPROVAL	APPROVAL OF PLANNING COMMISSION	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY	TREASURER APPROVAL	RECORDED NUMBER
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____ 2015.	ON THIS _____ DAY OF _____ A.D. 2015, THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.	THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____ A.D. 2015.	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2015.	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF IT'S MEETING OF THE _____ DAY OF _____ A.D. 2015 HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ A.D. 2015 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
WASHINGTON CITY PUBLIC WORKS	WASHINGTON CITY PLANNING COMMISSION CHAIRMAN	WASHINGTON CITY ENGINEER	WASHINGTON CITY ATTORNEY	ATTEST: CITY RECORDER WASHINGTON CITY MAYOR	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.	
Engineers - Planners - Surveyors	
200 East Tennessee Suite #4 St. George, Utah 84778 (435) 773-1011 Phone (435) 773-1011 www.bushandgudgell.com	
Drawn: B.W.	Date: 1/2/2015
Checked: B.W.	
Approved: B.W.	
Scale: 1" = 30'	
Job No.: 121219	

THE MEADOWS AT STUCKI FARMS
PHASE 5
LOCATED IN SECTION 1, T43 S. R. 15 W. SLB&M

SHEET
1
OF SHEETS
1
FILE: 121219FP5

**WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW**

HEARING DATE: January 28, 2015

ACTION REQUESTED: Final Plat approval for The Meadows at Stucki Farms, Phase 5 subdivision, located at approximately 4800 South Cattail Way.

APPLICANT: Karl Larson

OWNER: South Landing Development, LLC

ENGINEER: Bush and Gudgeon Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a final plat for The Meadows at Stucki Farms, Phase 5 subdivision, located at approximately 4800 South Cattail Way. This particular subdivision is proposing 11 lots on an area covering 1.824 acres. The specific location of this subdivision is zoned Planned Community Development (PCD). The Amended Preliminary Plat was approved back on January 14, 2015.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat.

The Planning Commission reviewed this request at their January 21, 2015 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Final plat for The Meadows at Stucki Farms, Phase 5 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

3. The proposed final plat conforms to the approved amended preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.

2. A current title report policy shall be submitted prior to recording the final plat.

3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.

4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

6. Note 1 of the General Notes needs to worded that common areas are to be blanketed with PUE and Drainage Easement, lot lines do not exist as per individual pads.

7. Note 8 of the General Notes shall be removed before the recording of the final plat. Is not a valid statement.

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: January 28, 2015

ACTION REQUESTED: Consideration to Amend a portion of the City Code, more specifically, Title 9, Zoning Regulations, Chapter 12, Overlay Zones, adding a new article, titled "Residential Rentals, Short Term".

APPLICANT: Washington City

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

The City is wishing to amend the City Code for the purpose of considering the allowance of vacation rentals/short term rentals in residentially designated subdivision developments. Several City Council and Planning Commission meeting discussions have been devoted to this problem and/or possibility.

After more discussions and several work sessions held by the Planning Commission, the following ordinance change is being proposed. Consideration of allowing short term residential rentals within new developed subdivisions in Washington City through an Overlay Zone approval process which shall read:

CHAPTER 12

OVERLAY ZONES

ARTICLE E. RESIDENTIAL RENTALS, SHORT TERM

SECTION:

9-12E-1: Purpose And Intent
9-12E-2: Applicability
9-12E-3: Application Procedures
9-12E-4: Use Regulations

- 9-12E-5: Site Development Regulations
- 9-12E-6: Height Regulations
- 9-12E-7: Area, Width and Yard Setbacks
- 9-12E-8: Modifying Regulations
- 9-12E-9: Approval Process

9-12E-1: **PURPOSE AND INTENT:** The purpose and intent of the residential rentals, short term overlay zone is to protect the health, safety and general welfare of the residents of the city. This overlay zone establishes procedures for designating subdivisions within the city where the rental of residential units on an overnight or short term basis is desirable and in the best interest of the community, and to aid the development of housing, particularly by owners who reside elsewhere and wish to rent their units when not in use. This article is intended to fully exclude such overnight and short term rental practices in residential areas not within the recreational housing overlay zone, or in accordance with Section 9-14-25. "Short term" shall be defined to mean a period of twenty-seven (27) days or less.

9-12E-2: **APPLICABILITY:** The residential rentals, short term overlay zone shall be applied only to projects that consist of five (5) dwelling units or more, and cover an area of at least five (5) acres or more.

9-12E-3: **APPLICATIONS PROCEDURE:** The application procedure described in chapter 2 of this title for permitted uses, and the subdivision ordinance for subdivision plats shall be adhered to as described in the underlying zoning district.

9-12E-4: **USE REGULATIONS:** Short term residential rentals for any single- and multiple-family residential dwelling units, including condominiums and townhomes. Owners may reside in the dwelling units or offer them for rent or lease.

9-12E-5: **SITE DEVELOPMENT REGULATIONS:** All site development elements for the above mentioned permitted uses are subject to review and approval of the planning commission and city council, who shall apply the standards and provisions found in chapter 2 of this title, as applicable, as well as the following provisions:

- A. **Primary Use:** Single- and Multiple-family residential is the primary use in Residential zoned parcels, and shall remain such.
- B. **Written Text:** The applicant shall prepare a written text that clearly and thoroughly

explains the proposed use of the land including those areas devoted to short term residential rental housing uses and activities.

C. **Site Development Plan:** The applicant for a residential rental, short term housing overlay zone approval shall prepare a site development plan which shall meet the following criteria:

1. Name and address of applicant and property owner;
2. The locations, dimensions and setbacks of all existing and proposed uses/ activities, buildings, fences and/or walls, and other structures to be included in the proposed development;
3. The proposed signage and lighting plan (where applicable);
4. The locations and dimensions of existing and proposed roads, parking areas and traffic circulation patterns, and roads and driveways adjoining and across from the development;
5. The locations and dimensions of existing and proposed drainage facilities, utilities, easements and fire hydrants;
6. The proposed area dimensions, existing and proposed elevation contours, and north arrow;
7. Necessary explanatory notes where applicable; and
8. Any other development plans and/or required studies shall be submitted with the application for an Residential Rental, Short Term Overlay Zone request.

D. **Ownership:** A Residential Rental, Short Term Overlay area may consist of multiple properties; however, all properties shall have consent of the property owner(s) as presented in the application.

9-12E-6: **HEIGHT REGULATIONS:** Refer to applicable sections of the underlying zoning classification and Chapter 14, Supplementary And Qualifying Regulations, of this title.

9-12E-7: **AREA, WIDTH AND YARD SETBACKS:** The area, width and yard regulations shall be dependent upon the underlying zoning classification.

9-12E-8: MODIFYING REGULATIONS: Refer to the underlying zoning classification.

9-12E-9: APPROVAL PROCESS:

- A. The city council may (after receiving a recommendation from the planning commission) approve, modify and approve, or deny any application for a Residential Rental, Short Term Overlay Zone that is to be located within any Residential zoning district in which the particular overlay zone is permitted by the use regulations of this title. In approving any Residential Rental, Short Term Overlay Zone, the city council shall impose such requirements and conditions as required by law and any additional conditions as may be necessary for the protection of adjacent properties and the public health, safety and general welfare and aesthetics of the city.
- B. Such conditions of approval may include, but shall not be limited to, specifications concerning: structures (existing and proposed); landscaping, density; ingress; egress; fencing; parking; lighting; or other possible nuisances.
- C. The planning commission and city council shall not authorize a Residential Rental, Short Term Overlay Zone approval unless evidence is presented showing:
 - 1. The proposed use, at this particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and
 - 2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvement in the vicinity; and
 - 3. The proposed use will comply with regulations and conditions specified in this title for such use; and
 - 4. The proposed use will conform to the intent of the general plan.

With that said, staff is wishing to have our city code amended to add in Article E to Chapter 12 Overlay Zones.

The Planning Commission reviewed this request at their January 7, 2015 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Amendment to the

Washington City Code, Title 9, Chapter 12 Overlay Zones, adding Article E, Residential Rentals, Short Term to the City Council, based on the following findings:

Findings

1. The importance to protect existing residential properties and to allow for vacation/short term rentals of homes in newly developed subdivisions within the city.

[SEE ATTACHED ORDINANCE BELOW]

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: January 28, 2015

ACTION REQUESTED: Consideration to Amend a portion of the City Code, more specifically, Title 9, Zoning Regulations, Chapter 14 Supplementary And Qualifying Regulations, adding a new Section titled Residential Rentals, Short Term.

APPLICANT: Washington City

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

The City is wishing to amend the City Code for the purpose of considering the allowance of vacation rentals/short term rentals in residentially designated neighborhoods. Several City Council and Planning Commission meeting discussions have been devoted to this problem and/or possibility.

After more discussions and several work sessions held by the Planning Commission, the following ordinance change is being proposed for consideration of allowing short term residential rentals within existing homes in Washington City.

9-14-25: Residential Rentals, Short Term:

- A. The purpose and intent of this Section is to protect the health, safety and general welfare of the residents of the city. This section establishes procedures for designating areas within the city where the rental of residential units on an overnight or short term basis is desirable and in the best interest of the community, and to aid the development of housing, particularly by owners who reside elsewhere and wish to rent their units when not in use. This section is intended to fully exclude such overnight and short term rental practices in residential areas that have not been approved under a conditional use permit.
- B. Definitions, the words and phrases defined below shall be used in interpreting and construing this Section:

GUEST BEDROOM: Each bedroom in the rental dwelling unit in addition to the first bedroom.

SHORT TERM: A period of twenty-seven (27) days or less (including overnight).

- C. **Conditional Use In Residential Zones:** Subject to the granting of a conditional use permit, short term rentals shall be allowed in any municipal residential zoning district which is zoned to permit exclusively single-family or multiple-family dwelling use, only if that residential use:
1. Is located on a lot size of ten thousand (10,000) square feet or more; and
 2. Separated by at least five hundred feet (500') from another property used for approved short term residential rentals; and
 3. Conforms to all applicable health, safety, zoning and building codes adopted by the city; and
 4. Is capable of use as a short term residential rental without structural or landscape alterations that would change the structure's residential character; and
 5. Receives approval from eighty percent (80%) of the property owners within a five hundred foot (500') radius of the short term residential rental. Approvals shall be in the form of originally signed and notarized letters from said property owners. Also, where applicable, letter of approval from the Home Owners Association (HOA) board; and
 6. Be controlled by a local property management person or company who shall be within twenty (20) miles of the short term residential rental property; and
 7. Have adequate off street parking, allowing for only two (2) vehicles plus one additional vehicle for every two (2) guest bedrooms. Parking requirements shall not include parking on public (or private) streets.
- D. The conditional use granted by this section is nontransferable and terminates if the structure is devoted to a use other than as a short term residential rental, the change of ownership of the property, or if the structure fails to comply with applicable health, safety and building codes.
- E. **License Required:** The owner or property manager of each short term residential rental property shall obtain a short term residential rental property business license as required in this code prior to commencing the use.

- F. Each approved property will be required to have permanently posted, in a conspicuous place, the rules and regulations as it relates to the approved conditions of that particular conditional use permit, for that specific location.

With that said, staff is wishing to have our city code amended to add the new Section (section 25) "Residential Rentals, Short Term", to Chapter 14, Supplementary and Qualifying Regulations of Title 9, Zoning Regulations.

The Planning Commission reviewed this request at their January 7, 2015 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Amendment to the Washington City Code, Title 9, Chapter 14, Section 25 (new) to the City Council, based on the following findings:

Findings

1. The importance to protect existing residential properties and to allow for vacation/short term rentals of homes throughout the city.

[SEE ATTACHED ORDINANCE BELOW]

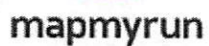
Washington City Leisure Services Department

Special Event Application

Special Event Application For DOGTOWN 1/2 MARATHON

Applicant: <u>DOGTOWN COMMITTEE</u>	Organization: <u>WASH CITY COMM CTR</u>
Address: <u>350 N. COMMUNITY CENTER DR</u>	City, State, Zip: <u>WASHINGTON UT 84780</u>
Contact Phone: Fax No. :	Email Address:
Date of Event: <u>FEB 21, 2014</u>	Title of Event: <u>DOGTOWN 1/2 MARATHON 9K/5K & KIDS RUN</u>
Hours of Event: <u>5AM - 2PM</u>	Expected Attendance: <u>1600</u>
Location of Event: <u>SEE ATTACHED MAP</u>	Security Director & Phone Number:
Event Purpose: <u>RACE - RUNNING</u>	Sound System Being Used: <u>FESTIVAL SOUNDS</u>
Entertainment such as: DJ's, Bands, Dancers, Radio Stations? <u>ON COURSE MUSIC @ 2 AM STATIONS</u>	Vendors:
Layout Map (Attach Run/Walk Map): <u>SEE ATTACHED MAP</u>	Street Closures: <u>OPEN TO DISCUSSION</u>
Signage Plan:	Insurance (Proof of):
Washington City Tax ID #:	Business License #:

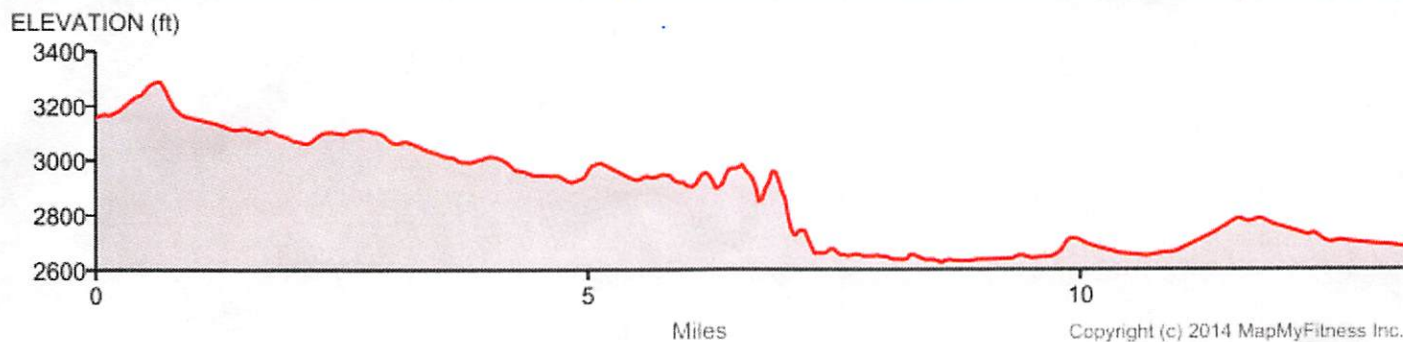
Brief Description of Event:



Elevation: 535.65 ft (Max: 3,284.84 ft)



Map data ©2014 Google



Copyright (c) 2014 MapMyFitness Inc.



mapmyrun

DogTown 5K 2015

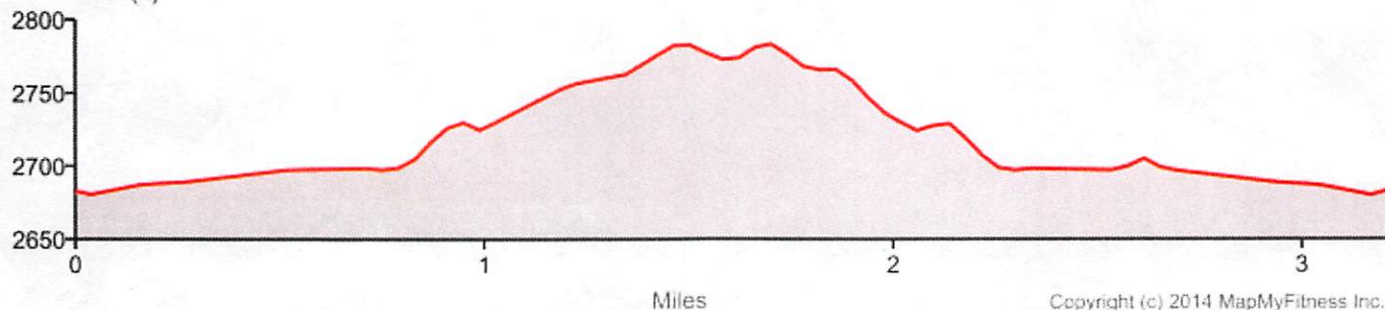
Distance: 3.21 mi

Elevation: 100.07 ft (Max: 2,784.81 ft)

Note the short out and back on
3650 East of Camino Real.



ELEVATION (ft)



Copyright (c) 2014 MapMyFitness Inc.

Washington City Leisure Services Department

Special Event Application

Special Event Application For SOUTHERN UTAH HALF MARATHON

Applicant: <u>STEVEN HOOPER</u>	Organization: <u>RED MT. RUNNING LLC</u>
Address: <u>2736 E. RED CLIFFS DR #2</u>	City, State, Zip: <u>ST GEORGE UT 84790</u>
Contact Phone: <u>435 668 1193</u> Fax No. :	Email Address: <u>STEVE@STGEORGERUNNINGCENTER.COM</u>
Date of Event: <u>APRIL 25TH 2015</u>	Title of Event: <u>SOUTHERN UTAH HALF MARATHON</u>
Hours of Event: <u>5:30 AM - 7:30 AM</u>	Expected Attendance: <u>1500 - 2000</u>
Location of Event: <u>HIGHLAND PARK, TELEGRAPH ST, SULLIVAN PARK, TRAIL SYSTEM</u>	Security Director & Phone Number: <u>STEVEN HOOPER 435-668-1193</u>
Event Purpose: <u>FUN RUN, COMPETITION, RUNNING</u>	Sound System Being Used: <u>YES</u>
Entertainment such as: DJ's, Bands, Dancers, Radio Stations? <u>MUSIC</u>	Vendors: <u>NONE</u>
Layout Map (Attach Run/Walk Map): <u>- SEE ATTACHED -</u>	Street Closures: <u>NONE</u>
Signage Plan: <u>NONE</u>	Insurance (Proof of): <u>YES</u>
Washington City Tax ID #:	Business License #:

Brief Description of Event:

SEE ATTACHED

SOUTHERN UTAH HALF MARATHON

Date: Saturday, April 25, 2015

Time: 6:30 AM

Venue

Start: Highland Park, Washington, UT

End: Bloomington Park, St. George, UT

Brief Description

The Southern Utah Half Marathon is a beautiful route starting at Highland Park in Washington, UT offering amazing views of the sun rising over Zions National Park in the distance. The race will proceed quickly downhill through City of Washington to the scenic Virgin River Trail. This paved trail offers a gradual decline grade for the remaining 9 miles of the race.

Starting Line:

The starting line will be at the top of Highland Pkwy, about 200 yards above the homes on Crown King Ave. There will also be porta potties and pre race refreshments staged in the parking area on the North end of the park.

Race participants will be bused from the finish line at Bloomington Park to the starting line at Highland Park. Bus drop off and turn around will take place where Highland Pkwy meets Crown King Ave right next to the lower parking area at Highland Park. (SEE MAP)

Race Course:

0 mi - Head south on Highland Pkwy toward Telegraph St.

0.83 mi - Turn right onto E Telegraph St and across intersection

1.32 mi - Head southwest on E Telegraph St toward Washington Pkwy (against traffic, 1st lane closed)

2.00 mi - At Washington Prkwy Turn left into gravel parking for Virgin River Trail E

4.04 mi - Turn left onto the Virgin River Bike Path and go under Virgin River Bridge

4.06 mi - Head south on Bike Path

5.32 mi - Turn left onto N 3050 E / Riverside Drive (against traffic, 1st lane closed)

5.45 mi - Continue down E Riverside Dr

5.85 mi - Turn left onto S Waterfront Dr

6.03 mi - Turn left on Virgin River Trail

6.05 mi - Head southeast on Bike Path

10.43 mi - Slight left over Santa Clara River Bridge at Confluence Park, St. George

12.73 mi - Head south on Bike Path toward Man of War Rd

12.74 mi - Turn left onto Man of War Rd, take sidewalk across Man of War bridge

13.10 mi - Take Left at proceed around back of Ball fields to finish line on theg.

FINISH LINE

The race will finish at the Bloomington Park in St. George. As runners come across the Man of War bridge they will take an immediate left onto the dirt, run around the outside of the ball fields and will end on the grass next to the ball fields. There will be an aid station and runner finish area next to the finish line with refreshments. There will also be a small stage with sound system east of the pavilion. We will also be providing porta potties for the runners. (SEE FINISH LINE MAP #9)

Lane Closures

Washington, UT - We are interested in having the shoulder lane of N. bound traffic on Telegraph from Highland Pkwy, to Washington Prkwy coned. (SEE MAP)

St. George, UT - We are interested in having the 1st lane of N. bound traffic on Riverside Dr. from where the Virgin River Trail ends at 3050 E to Waterfront Dr. (SEE MAP)

AID STATIONS

Aid stations at miles: 2, 4, 6, 8, 10, 12, 13.1

Each aid station will provide the runners with water and Gatorade. Aid Stations 6 & 10 will also offer GU. Aid Stations 4, 6 and 10 will also have porta potties.

PARKING

Parking will be available at the Bloomington Park and Bloomington Elementary School. Also there is parking available on the shoulder of Man O War Rd, Sugar Leo and Three Bars Rd. (See Map # 10)

BUS TRANSPORTATION

Buses will leave from Bloomington Park between 4am and 5am to take you to the start line at Highland Park in Washington. All runners must ride the buses to the start line. (See Map #9)

Age Categories:

Age: 14 & under, 15-18, 19-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69 and 70 & Over

Weight: Clydesdale (Men over 200 pounds) and Athena (Women over 150 pounds)

Half Marathon Price

\$45 by 1/1/2015, \$55 by 2/28/2015, \$60 by 4/8/2015, \$65 by 4/20/2015

Registration is limited to the first 2000 participants.

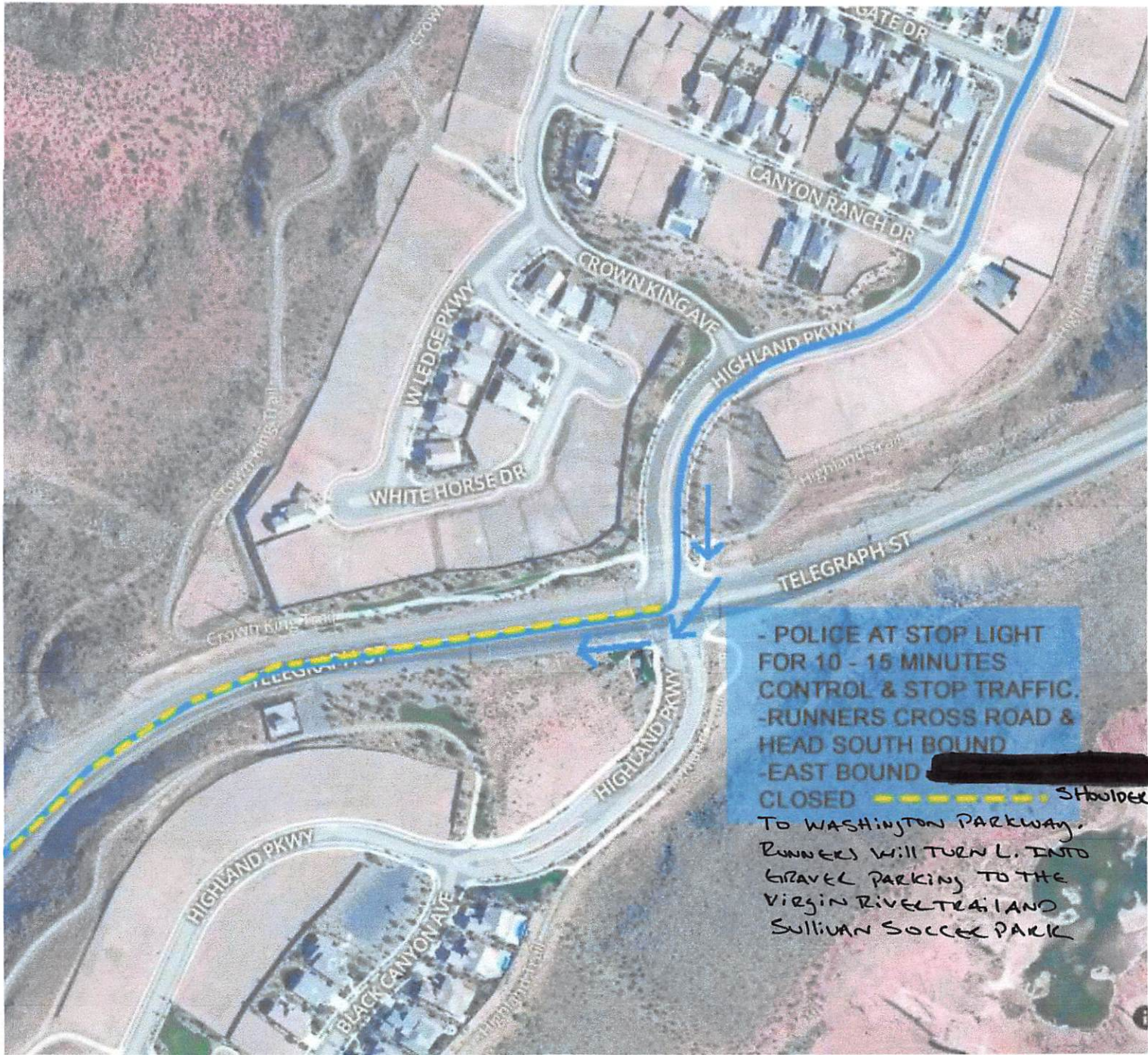
Washington City Security Plan

Estimated amount of participants 1500- 2000


The race director, Steve Hooper will be in charge of security and will have a cell phone at all times during the event (435) 628-1193 and be in contact with the rest of the race committee. Colby Neilson, Kendra Hooper, Colleen Rue and Aaron Metler.

All volunteers involved with traffic control will be wearing neon security vests and be over the age of 21. The number of security personnel / volunteers will be 12 in Washington City.

We will also notify Ambulance services prior to the event, incase of an emergency.



- POLICE AT STOP LIGHT FOR 10 - 15 MINUTES CONTROL & STOP TRAFFIC.
- RUNNERS CROSS ROAD & HEAD SOUTH BOUND
- EAST BOUND

CLOSED  SHOULDER TO WASHINGTON PARKWAY. RUNNERS WILL TURN L. INTO GRAVEL PARKING TO THE VIRGIN RIVER TRAIL AND SULLIVAN SOCCER PARK

